



Grasslands

Regina, Saskatchewan | grasslands.ca



LEASING INQUIRIES

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PROJECT OVERVIEW

Located in the vibrant heart of Harbour Landing and the Grasslands Shopping Centre, this project offers an ideal setting for medical, service-based, fitness, small-format retail, and food service tenants. With the ability to serve nearby residential rental communities, the broader neighbourhood, and regional shoppers, this is an exceptional opportunity to position your business at the centre of the activity.

SITE FEATURES

SITE AREA
89 acres

**SHOPPING CENTRE
LEASABLE AREA**
1,000,000 sq.ft

LOCATION

- Located within walking distance of over 365 residential units – wide mix of affordable, accessible, 1 bedroom & 2-bedroom units.
- More than 60,000 residents within a 5km radius
- Average Household income: \$127,000
- Active transportation routes nearby: Ring Road, Lewvan Drive and the Trans Canada Highway make it easily accessible.



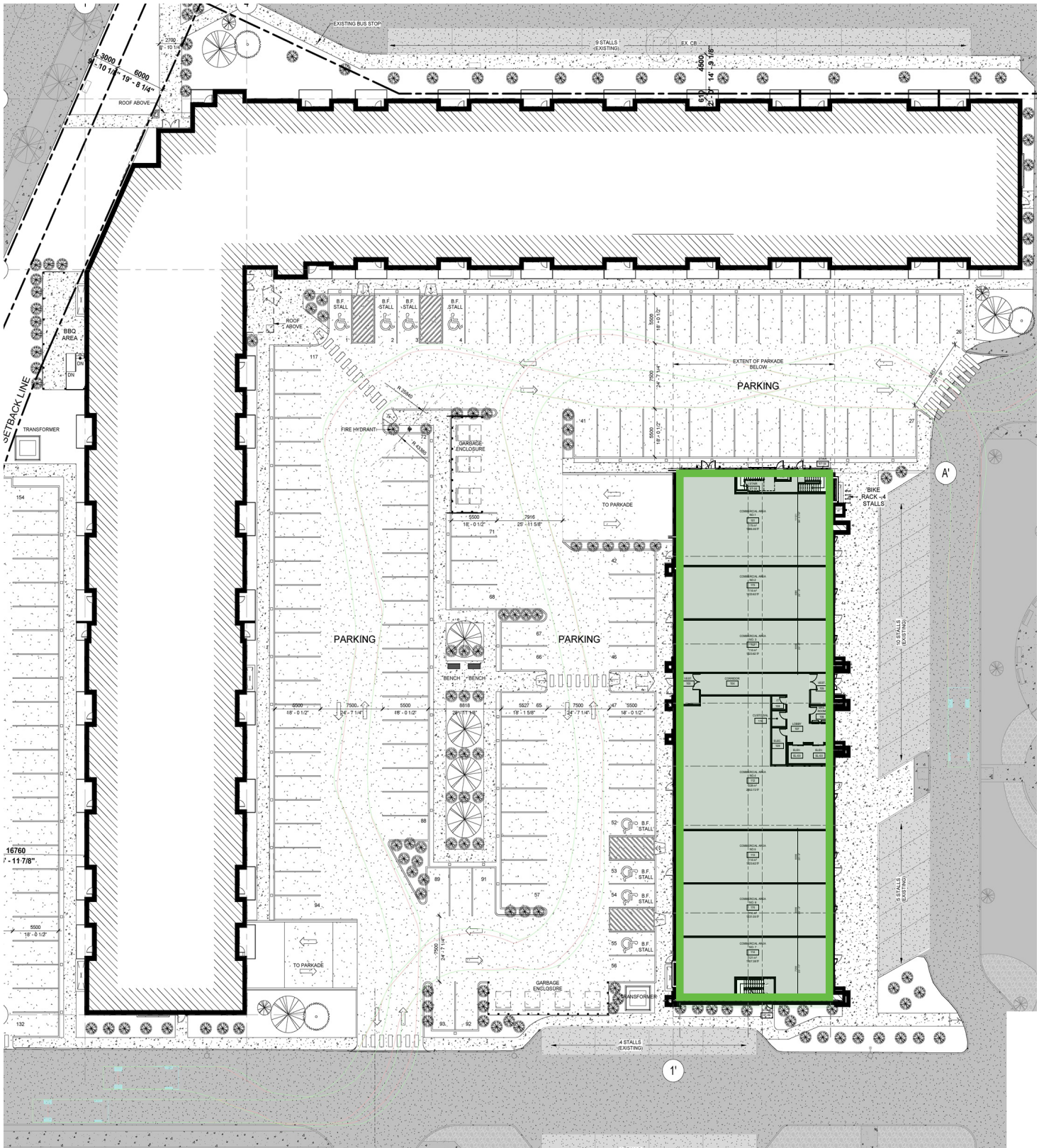
RENDERINGS

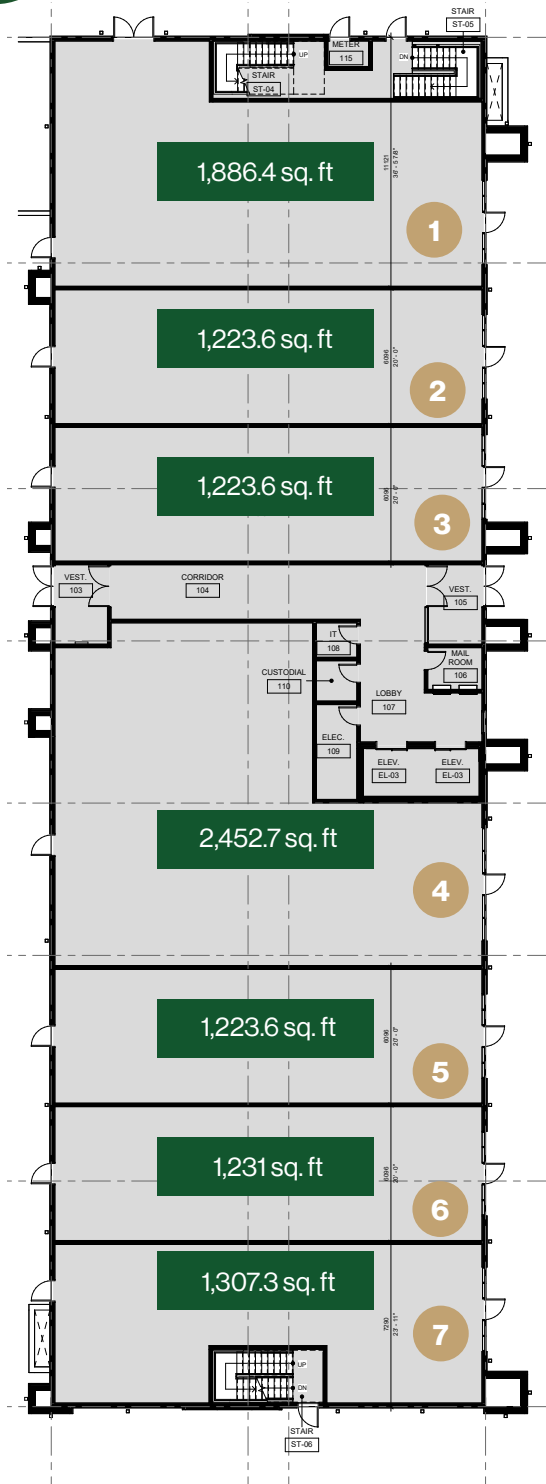
Building Entrance | Looking southwest



Aerial View | Looking northwest

SITE PLAN



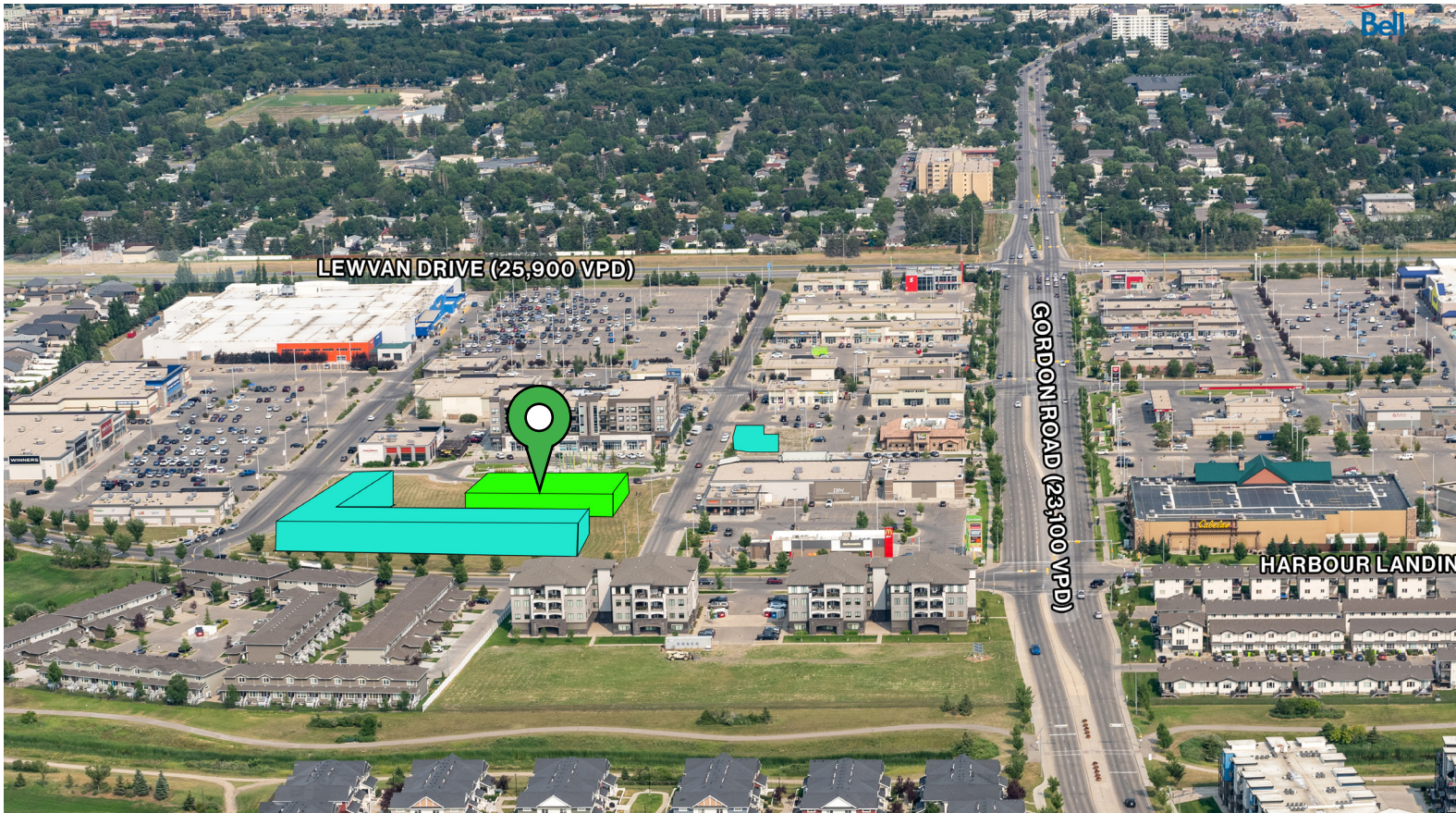


SUITABLE FOR:

- **Medical** – Physician (GP or specialist), nurse practitioner, speech & language pathologist, counselling, physiotherapist, chiropractor, small format pharmacy, medical aesthetics.
- **Service users** – Financial, insurance, daycare, tutoring/education, esthetics.
- **Retail** – Clothing, florist, pet supplies, medical supplies, beauty supplies, electronics, cosmetics, grocery.
- **Food services** – Select quick service restaurants, casual sit-down restaurants
- **Fitness**

Under construction, fixturing estimated to commence Q3 2027.

AERIAL



The Landing at Grasslands

Located just steps from The Landing, this site places tenants at the heart of Grasslands' vibrant community plaza. As a modern, landscaped gathering hub, The Landing brings together greenery, seating areas, and natural walkway connections to create an inviting environment for residents and visitors alike. With interactive, lively events hosted throughout the year, the plaza offers tenants a unique opportunity to engage directly with on-site programming, creating meaningful, organic connections between retailers, shoppers, and the surrounding community.

SITE PLAN



THE LANDING **NOW LEASING** FUTURE DEVELOPMENT



3

barBURRIT[®]
MELT:wich[®] food co.
Lido Coasters
MessageCoasters
knightharcher insurance brokers

7 **MIXED-USE DEVELOPMENT**
90,548.5 SF
(Under Construction)

8 **RESIDENTIAL DEVELOPMENT**
(Under Construction)

9 **CANADIAN BREWHOUSE**

10

HOT YOGA CRÈME.
YGA dental studio B.azza moda
the co-operatives REGINA CORNER CLINIC
Lindt Thai express
CHOPPELEAF Gong cha **FOR LEASE 1,200 SF**

11 **GOLF TOWN**

13 **RBC**

12 **Tommy Gun's original barbershop**

14 **McDonald's**

16 **STRUCTUBE**

17 **FUTURE DEVELOPMENT**

15 **DSW**

18 **Olive Garden**

20 **URBAN BARN**

19 **DQ SUBWAY**

22 **SALON easyfinancial fix FIVE GUYS**

23 **Jersey Mike's Jump.ca SALLY BEAUTY THE HOME DEPOT carter's OshKosh OPA! ULTRACUTS TRIFONS PIZZA COBS BREAD**

42 **Tim Hortons**

43 **MR. LUBE TocTime**

41 **Starbucks amplifon**

42B **Dial's FUTURE DEVELOPMENT**

38 **Prairie Meats Bell SportClips HARVARD DEVELOPMENTS FARMER JANE GANEDIS CO.**

40 **CIBC**

39 **Eyedoctors Regina Central LEOPOLD'S TAVERN**

33 **edo Japan SaskTel Store WILLOW PARK WISAS & STRAS**

36 **MR. MIKES Steakhouse Casual**

30 **PETSMART DOLLARAMA Laura PartyCity LAMMLES WESTERN WEAR**

24 **Bath & Body Works PENN. PENNINGTONS**

26 **Scotiabank**

25 **la Vie en Rose MELANIE LYNE SleepCountry RICKI'S**



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